044.0	0001	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,064,700	/	1,064,700
USE VALUE:	1,064,700	/	1,064,700
ASSESSED:	1,064,700	/	1,064,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
128	-130	WEBSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HORLICK LAWRENCE A & RUTH C
Owner 2:	HORLICK ROBERT C/TRUSTEES
Owner 3:	
Street 1:	45 KENDALL STREET
Street 2:	LRR NOMINEE TRUST
Twn/City:	BROOKLINE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02445 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .125 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2374 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5437.000	593,300	4,900	466,500	1,064,700
Total Card	0.125	593,300	4,900	466,500	1,064,700
Total Parcel	0.125	593,300	4,900	466,500	1,064,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 448.52 /Parcel: 448.52

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 044.0-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	593,300	4900	5,437.	466,500	1,064,700		Year end	12/23/2021
2021	104	FV	566,500	4900	5,437.	466,500	1,037,900		Year End Roll	12/10/2020
2020	104	FV	565,900	4900	5,437.	466,500	1,037,300	1,037,300	Year End Roll	12/18/2019
2019	104	FV	425,000	4900	5,437.	495,600	925,500	925,500	Year End Roll	1/3/2019
2018	104	FV	425,000	4900	5,437.	361,500	791,400	791,400	Year End Roll	12/20/2017
2017	104	FV	398,900	4900	5,437.	314,900	718,700	718,700	Year End Roll	1/3/2017
2016	104	FV	398,900	4900	5,437.	268,200	672,000	672,000	Year End	1/4/2016
2015	104	FV	355,900	4900	5,437.	262,400	623,200	623,200	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COHEN SCOTT & A	30313-219		6/18/1999		379,500	No	No		
COHEN SCOTT/ETA	27793-94		10/22/1997	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/3/2012	314	Re-Roof	13,250					
6/18/1999	360	Manual	4,000					REPLACE WINDOWS/DO
11/8/1998	790	Manual	6,500					REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
4/28/2009	Measured	372	PATRIOT
4/21/2000	Inspected	276	PATRIOT
3/3/2000	Measured	264	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5437		Sq. Ft.	Site		0	80.	1.07	1									466,490						466,500	

USER DEFINED

Prior Id # 1:	30996
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

User Acct: 30996
GIS Ref:
GIS Ref:
Insp Date: 11/12/18
!3735!

PRINT

Date	Time
12/29/21	23:31:18

LAST REV

Date	Time
04/09/19	14:48:41
apro	

PAT ACCT.: 3735

Patriot Properties Inc.

Total AC/HA:	0.12482	Total SF/SM:	5437	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	466,490	Spl Credit		Total:	466,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	1 - AB Avg		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.10891604
Const Adj.:	1.07078576
Adj $ / SQ:	213.734
Other Features:	124500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	728886
Depreciation:	135573
Depreciated Total:	593313

COMMENTS

WALK UP UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	5	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

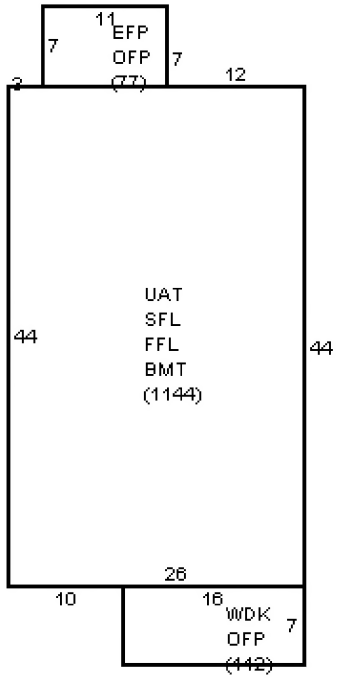
No Unit	RMS	BRS	FL
1	5	2	1
1	7	3	2
Totals			
2	12	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	213.73
Special Features:	0	Val/Su Net:	144.85
Final Total:	593300	Val/Su SzAd	259.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,144	64.120	73,354
FFL	First Floor	1,144	213.730	244,512
SFL	Second Floor	1,144	213.730	244,512
UAT	Upper Attic	286	104.730	29,953
OFP	Open Porch	189	27.020	5,106
WDK	Deck	112	15.990	1,790
EFP	Enclos Porch	77	67.010	5,160
	Net Sketched Area:	4,096	Total:	604,387
Size Ad	2288	Gross Area	4954	FinArea 2374

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	30	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

044.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1920	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900

IMAGE

AssessPro Patriot Properties, Inc